

## **A RESOLUTION**

authorizing the temporary closure of portions of streets and sidewalks on the south side of Conley Avenue between Fourth Street and Fifth Street, the east side of Fourth Street between Turner Avenue and Conley Avenue, and the west side of Fifth Street between Conley Avenue and Turner Avenue, subject to conditions, to allow for demolition and grading; providing notice as it relates to the provision of utility service.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby authorizes Collegiate Housing Partners to temporarily close portions of streets and sidewalks on the south side of Conley Avenue between Fourth Street and Fifth Street, the east side of Fourth Street between Turner Avenue and Conley Avenue, and the west side of Fifth Street between Conley Avenue and Turner Avenue, as shown on "Exhibit A," for ninety (90) days beginning on March 17, 2014 to allow for demolition and grading activities at 406 Conley Avenue. The temporary closures are subject to the following conditions:

1. Fifth Street must have one southbound travel lane open from 3:00 p.m. to 6:00 p.m., Monday through Friday.
2. Fifth Street must have both northbound and southbound travel lanes open during special event days identified by the University of Missouri to include, but not limited to, home football games and move-in or move-out days.
3. Fifth Street must have both northbound and southbound travel lanes open from 6:00 a.m. to 8:00 p.m. daily during any required lane closures of Providence Road, between Stadium Boulevard and Broadway.
4. Collegiate Housing Partners shall work cooperatively with the City of Columbia and the University of Missouri to coordinate any street closures that may result during the timeframe of Collegiate's project as the result of unforeseen utility work that may occur in the area of the authorized temporary closures.

SECTION 2. Collegiate Housing Partners shall close portions of the streets and sidewalks only in accordance with the closure plan submitted and approved by the City's Director of Public Works. In the interest of public safety, the Director of Public Works may require additional traffic control measures by notifying Collegiate Housing Partners, in writing, of such requirements. Collegiate Housing Partners shall be responsible for all

signs and barricades necessary for the protection and convenience of the general public and shall be responsible for the repair of the streets and sidewalks due to any damage caused by the construction activity. Collegiate Housing Partners shall be responsible for notifications to the media and emergency personnel.

SECTION 3. Collegiate Housing Partners shall proceed with demolition and grading activities which require the street and sidewalk closures without unnecessary delay so as to minimize disruption to the public. Failure to proceed without unnecessary delay may result in the revocation of the street and sidewalk closure permit by the City Council.

SECTION 4. Collegiate Housing Partners is hereby provided notice that the City may not be able to provide the necessary utilities to the area of the demolition beyond the current level of service and use of the land. The City may require public improvements to be enhanced, enlarged or upgraded in order to accommodate a higher level of service demand attendant to any subsequent change in use of land prior to issuance of a building permit for any future construction on the site. Nothing contained herein shall be construed or deemed to grant a right or privilege to Collegiate Housing Partners to obtain a building permit or engage in any construction activity on the project site.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

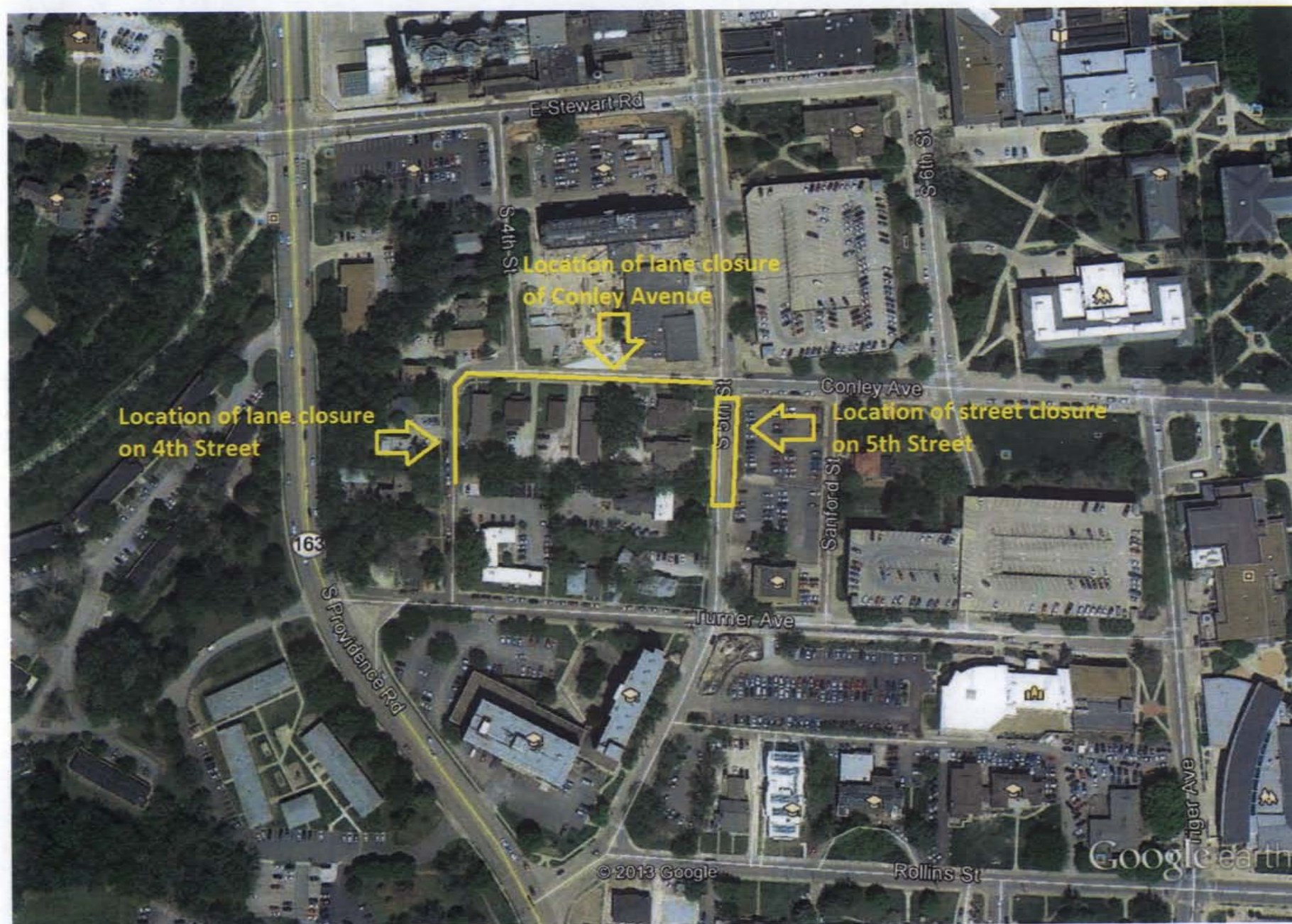
ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor














Google earth

feet  
meters





This diagram illustrates the traffic control setup for a construction project on 5th Street. The work area is a rectangular section of the street, enclosed by a chain-link fence with privacy slats. The area is labeled 'WORK AREA' and 'TYPE III BARRICADE(S)'. The street is closed to traffic in both directions, with signs indicating 'ROAD CLOSED' and 'ROAD CLOSED TO THRU TRAFFIC'. A detour route is established on 4th Street and 5th Street, with signs for 'DETOUR', 'ONE WAY', and 'WRONG WAY'. The site is bounded by 4th Street to the north, 6th Street to the south, and Conley Avenue to the east. A detour route is shown on 4th Street and 5th Street. Various signs are placed around the site, including 'ROAD CLOSED AHEAD', 'ROAD CLOSED', 'SIDEWALK CLOSED AHEAD', 'ROAD WORK AHEAD', 'DETOUR', 'ONE WAY', 'WRONG WAY', 'DO NOT ENTER', and 'NO LEFT TURN'. The site is bounded by 4th Street to the north, 6th Street to the south, and Conley Avenue to the east. A detour route is shown on 4th Street and 5th Street.

TRAFFIC CONTROL DEVICE LEGEND					
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-1 SHOULD READ "ROAD WORK AHEAD"). SIGN SHALL BE 24" x 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W5-1A SHOULD READ "DO NOT ENTER"). SIGN SHALL BE 24" x 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-6 SHOULD READ "ONE LANE ROAD AHEAD"). SIGN SHALL BE 24" x 24" MIN.
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W20-3 SHOULD READ "ROAD CLOSED AHEAD"). SIGN SHALL BE 24" x 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R5-1 SHOULD READ "ONE WAY"). SIGN SHALL BE 24" x 12" MIN.	<p><u>TRAFFIC CONTROL DEVICE NOTES</u></p> <p>Ⓐ INDICATED SIGNS ARE TO BE REMOVED OR COVERED UP WHILE THE SOUTHBOUND LANE OF 5TH STREET IS TEMPORARILY REEPENDED.</p> <p>Ⓑ INDICATED SIGNS ARE TO BE IN PLACE WHILE THE SOUTHBOUND LANE OF 5TH STREET IS TEMPORARILY REEPPED. SIGNS ARE TO BE TAKEN DOWN OR COVERED UP WHEN THE SOUTHBOUND LANE IS CLOSED AGAIN.</p> <p>Ⓒ DRUM CHANNELIZERS ARE TO BE INSTALLED AS SHOWN WHILE THE SOUTHBOUND LANE OF 5TH STREET IS TEMPORARILY REEPENDED.</p>	
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R5-11 SHOULD READ "SIDEWALK CLOSED AHEAD CROSS HERE"). SIGN SHALL BE 24" x 24" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R3-1 SHOULD HAVE NO LEFT TURN SYMBOL). SIGN SHALL BE 24" x 24" MIN.		
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R11-2 SHOULD READ "ROAD CLOSED"). SIGN SHALL BE 24" x 12" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W5-1 SHOULD READ "DO NOT ENTER"). SIGN SHALL BE 24" x 24" MIN.		
	PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # R11-4 SHOULD READ "ROAD CLOSED TO THRU TRAFFIC"). SIGN SHALL BE 24" x 12" MIN.		PLACE STANDARD HIGHWAY SIGN (MUTCD SIGN # W4-5L SHOULD READ "DETOUR" WITH DIRECTION ARROW SYMBOL). SIGN SHALL BE 24" x 30" MIN.		

STEWART ROAD

5TH STREET

6TH STREET

CONLEY AVENUE

TURNER AVENUE

ONE LANE ROAD AHEAD

SIDEWALK CLOSED AHEAD CROSS HERE

TEMPORARY LANE MARKINGS

TYPE III BARRICADE(S)

WRONG WAY

ONE WAY

NO ENTRY

ROAD CLOSED TO THRU TRAFFIC

SIDEWALK CLOSED AHEAD CROSS HERE

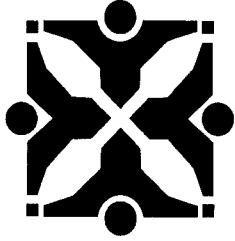
5TH STREET DETOUR

NO LEFT TURN

SECTION 13, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CE 2





Source: Public Works

Agenda Item No:

To: City Council  
From: City Manager and Staff

Council Meeting Date: Mar 3, 2014

Re: Request for Temporary Closure of Portions of Street and Sidewalk on Conley Avenue, Fourth Street and Fifth Street

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration legislation authorizing Collegiate Housing Partners to temporarily close portions of street and sidewalk on the south side of Conley Avenue, between 4th Street and 5th Street; the east side of Fourth Street, between Turner Avenue and Conley Avenue; and on Fifth Street, between Conley Avenue and Turner Avenue, for demolition and grading at 406 Conley Avenue.

**DISCUSSION:**

Collegiate Housing Partners is seeking permission to temporarily close approximately 390 linear feet of the street and sidewalk on the south side of Conley Avenue, between 4th Street and 5th Street; approximately 135 linear feet of street and sidewalk on the east side of Fourth Street, between Turner Avenue and Conley Avenue; and approximately 145 linear feet of street and sidewalk on Fifth Street, between Conley Avenue and Turner Avenue, to facilitate demolition and grading activities at 406 Conley Avenue (location diagram attached). The work will begin on March 17, 2014 and will be completed within 90 days.

Collegiate Housing Partners have been working with the University of Missouri to study the traffic patterns in the area in an effort to lessen the impact of the street closures during peak traffic times. They have also contacted neighboring properties that would be affected by the closures (documents attached).

City staff has reviewed the attached traffic control plan, and has no issues with the request. Collegiate Housing Partners shall be responsible for all signs and barricades necessary for the protection and convenience of the general public, and shall be responsible for notifications to the media and emergency personnel.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

**SUGGESTED COUNCIL ACTIONS:**

Approve the legislation authorizing Collegiate Housing Partners to temporarily close portions of street and sidewalk on Conley Avenue, Fourth Street and Fifth Street. This action does not constitute a building permit and Collegiate Housing Partners is taking this action at their own risk.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

# COLLEGIATE HOUSING

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7711 Bonhomme, Suite 350  
Clayton, MO 63105  
P: 314.721.5559 F: 314.667.3121

January 28, 2014

City of Columbia  
Attn: Mayor and City Council Members  
701 E. Broadway  
Columbia, MO 65201

RE: The Residences at 5<sup>th</sup> & Conley  
Traffic Closures

Dear Mayor and Members of Council:

In connection with the detailed design of our project at Fifth Street and Conley Avenue, we have developed a traffic control plan for your consideration. We are specifically requesting: a) long-term lane closures on Conley Avenue and Fourth Street; and b) daily lane closure of Fifth Street (adjacent to our construction site) except for the hours of 3:00pm to 6:00pm on weekdays and during special University events. Within this submittal packet you will find a detailed traffic control plan created by our civil engineer, Crockett Engineering, which will more specifically detail the request.

We have been working with the University of Missouri to understand their needs and concerns as it relates to the street closures and feel that our proposed plan accomplishes their needs. Unfortunately, the University will not be able to issue a formal position on our proposed traffic closures until after Council's First Reading of our request due to the appointment of the new Chancellor and the timing of the scheduled Chancellor's Staff Meeting. Please know that we have done our best to incorporate the University's requests into our traffic plan and believe that will be apparent when the University issues its formal position.

Please consider the following as you review our request:

- We met with Gary Ward at the University of Missouri and he requested that our traffic control plan be input into the University's Travel Demand Model.
- We engaged Crawford Bunte Brammeier (CBB) to input the requested closures into the University's traffic model and they responded with the following recommendations:
  - Open Fifth Street to southbound traffic only from 3:00pm to 6:00pm each weekday.
  - Open Fifth Street to northbound and southbound traffic during football events, as well as during other special events on campus; i.e. move-in or move-out days, etc.
  - Modify the duration of the proposed closure such that the closure of Fifth Street would not coincide with the lane closures on Providence Road (in association with the Providence Road improvements, utility work, etc.)
  - If the situation should arise, Collegiate Housing Partners and the University would work together to coordinate any roadway closures contemplated by the City and/or the University due to utilities, etc. that would occur during the time period of the closures

# COLLEGIATE HOUSING

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7711 Bonhomme, Suite 350

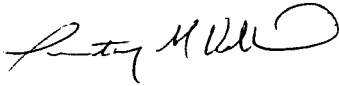
Clayton, MO 63105

P: 314.721.5559 F: 314.667.3121

- We notified all neighbors that would be affected by the closures and welcomed their feedback. Enclosed you will find letters from each (withholding the University) expressing their satisfaction with our traffic control plan.

As we have done from the outset, we will continue to keep lines of communication open with all of the neighbors, the University and the City throughout our project. If you have any questions please do not hesitate to contact me. Thank you in advance for your favorable consideration of our request.

Best Regards,



Timothy VanMatre

Collegiate Housing Partners

[tvanmatre@collegiatehousingpartners.com](mailto:tvanmatre@collegiatehousingpartners.com)





February 6th, 2014

City of Columbia  
ATTN: Mayor and City Council  
701 E. Broadway  
Columbia, MO 65201

RE: 406 Conley Avenue Long-Term Street Closure

Dear Mayor and City Council:

Collegiate Housing Partners is beginning the process of demolition and renovation at 406 South Conley Avenue. We are sending you this letter in accordance with City of Columbia regulations. This request is for a long-term closure along 4<sup>th</sup> Street, 5<sup>th</sup> Street, and Conley Avenue from March 17th 2014 through July 31<sup>st</sup>, 2015.

Collegiate Housing Partners has been working with the University of Missouri to study the traffic patterns in the area, and come up with recommendations to lessen the impact of the street closure during peak traffic times. The attached traffic control plan addresses which times, and for what events, 5<sup>th</sup> street is to remain open. Additionally the plan addresses scheduling procedures for any lane closures that may occur along Providence during the time frame of the project.

Collegiate Housing Partners has been working with the neighboring properties throughout the design phase of the project, and specifically on this long-term lane closure. Copies of the traffic control plan are available to the neighboring properties, and Collegiate Housing will maintain an open line of communication with the neighbors, the University, and the City of Columbia throughout the project.

Please find the attached letter from the affected neighboring properties for your review.

This project is a lot-line to lot-line project. In order to make the construction of the project feasible, and more importantly, protect public safety to the best of our ability, we are requesting this long-term closure be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Jesse Stephens", is written over a horizontal line.

Crockett Engineering Consultants, LLC

Jesse Stephens, PE

**List of Business Owners along 4<sup>th</sup> & 5th Street and Conley Avenue from Turner Avenue to Conley Avenue**

**East Side of 9<sup>th</sup> Street:**

- 1) Curators of the University of Missouri  
225 University Hall c/o UM Business Services,  
Contact: Gary Ward  
Columbia, MO 65211  
(573) 882-2661
- 2) Ginger C LLC  
709 Sherwood Drive c/o Nakhle Asmar  
Jefferson City, MO 65109  
(573) 673-0567
- 3) Alpha Nu Building Company  
P.O. Box 693 c/o John Walker  
Lake Ozark, MO 65049  
(573) 365-5495
- 4) Harold D. Brake  
1821 Highridge Drive  
Columbia, MO 65203  
(573) 446-3237
- 5) Ross & Crystal Peterson  
1821 Highridge Drive  
Columbia, MO 65203  
(573) 234-1999
- 6) A&L Investments, LLC  
709 Sherwood Drive c/o Nakhle Asmar  
Jefferson City, MO 65109  
(573) 673-0567



# Example Letter Sent to All Neighbors

## COLLEGIATE HOUSING PARTNERS

te 350  
63105

7.3121

January 15, 2014

GINGER C LLC  
709 SHERWOOD DR  
JEFFERSON CITY, MO 65109

Dear Ginger C, LLC,

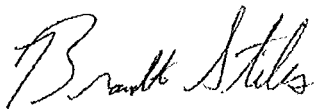
Collegiate Housing Partners (CHP) is beginning the process of demolition and construction of our project at 600 S. 5<sup>th</sup> Street. We are sending you this letter in accordance with the City of Columbia regulations. CHP is requesting through the City a temporary closure along 4<sup>th</sup> Street, 5<sup>th</sup> Street and Conley Avenue from February 2014 through July 2015.

CHP has worked closely with the University of Missouri to study the traffic patterns in the area, and has implemented recommendations to lessen the impact of the street closure during peak traffic times. Below we have provided details on the requested road closures:

- 1) 4<sup>th</sup> Street adjacent to the development site to be converted to one-way (southbound)
- 2) Conley Avenue adjacent to the development site to be converted to one-way (westbound)
- 3) 5<sup>th</sup> Street adjacent to the development site to be closed. With the following conditions:
  - a. Open 5<sup>th</sup> Street to southbound only traffic between 3:00pm and 6:00pm each weekday.
  - b. Open 5<sup>th</sup> Street to northbound and southbound traffic during special events
  - c. Road closure not to coincide with any Providence Road improvements.

We would like to be good neighbors and apologize in advance for any inconvenience this may cause during the shutdown. The road closure is a measure we feel is necessary to ensure the safety of pedestrians and motorists. Please know that you have the right to protest this closure by written notice to the Director of Public Works. If you have any questions or concerns please feel free to reach out to us.

Best Regards,



Brandt Stiles  
Collegiate Housing Partners

January 17, 2014

Mayor and City Council Members  
City of Columbia  
701 East Broadway  
Columbia, MO 63052

RE: The Podium Student Housing Development  
Traffic Control Plan  
Columbia, Missouri  
CBB Job No. 35-13

Dear Mayor and City Council Members:

Collegiate Housing partners began discussions with the City of Columbia and the University of Missouri regarding street closures during construction of The Podium student housing development in the southwest quadrant of Fifth Street and Conley Road.

Based on the traffic control plan provided by the owner, Fifth Street would be closed, adjacent to the site, between Turner Avenue and Conley Road. Conley Avenue/Fourth Street, adjacent to the project site, would be converted to one-way (westbound/southbound). It is anticipated that this traffic control plan would take place from February 2014 to July 2015.

The University requested that CBB evaluate the proposed closures in the University's Travel Demand Model and provide feedback to the University. Based on our analysis, the following conditions were recommended:

- Open Fifth Street to southbound only traffic from 3:00 p.m. to 6:00 p.m. each weekday.
- Open Fifth Street to northbound and southbound traffic during football events, as well as during other special events on campus; i.e., move-in or move-out days, etc.
- Modify the duration of the proposed closure such that the closure of Fifth Street would not coincide with lane closures on Providence Road (in association with the Providence Road improvements, utility work, etc.)

The following additional condition was added at the request of the University:

- If the situation should arise, Collegiate Housing Partners and the University would work together to coordinate any roadway closures contemplated by the City and/or





*Mayor and City Council Members*

*Page 2 of 2*

*January 17, 2014*

University due to utilities, etc. that would occur during the time period of February 1, 2014 to July 31, 2015.

Should there be any questions regarding this information, please contact me at 314-878-6644, extension 41 or [swhite@cbbtraffic.com](mailto:swhite@cbbtraffic.com).

Sincerely,

A handwritten signature in black ink that reads "Shawn White". The signature is fluid and cursive, with the first name "Shawn" and the last name "White" clearly distinguishable.

Shawn Lerai White, P.E., PTOE  
Senior Traffic Engineer

## Tim VanMatre

---

**From:** Chuck Carroll <ccarroll@americancampus.com>  
**Sent:** Thursday, February 06, 2014 12:56 AM  
**To:** 'Brandt Stiles' (bstiles@collegiatehousingpartners.com); Tim VanMatre (tvanmatre@collegiatehousingpartners.com)  
**Cc:** Sam Newman; nakhle5@mchsi.com  
**Subject:** FW: Road Closures  
**Attachments:** 130083\_CE 02\_2014-01-08.pdf; 20130403\_Letter to Neighbors regarding Road Closure.pdf

Tim/Brandt – It was a pleasure speaking with you both this week, and we look forward to meeting you in person. As you are aware, our company is currently in contract to purchase the property immediately south of your subject development and the property west of your subject development across 4<sup>th</sup> Street. Pursuant to our purchase contract, we are provided by the Seller with the right to review and approve all matters as it relates to these properties we are in contract to purchase. As such, we have reviewed the attached plan and letter related to the temporary street closures and traffic plan being proposed by your company.

At this time, ACC OP DEVELOPMENT LLC, does not object to the proposed traffic plan, so long as both pedestrian and vehicular access to the various properties we are in contract to purchase is provided at ALL times. However, it is our intention to commence demolition and construction related activities on the property we are in contract to purchase, on January 1, 2015. We hereby reserve the right to revisit this temporary street closure and traffic plan, prior to commencement of our anticipated demolition and construction start, with both your company and the City of Columbia to create a revised temporary street closure and traffic plan which would accommodate the construction activities on both of our properties that will minimize any adverse conditions for our neighbors and the surrounding community. As discussed with Tim, this would include revisions such as leaving 5<sup>th</sup> Street open one-way from Turner Avenue to Conley Avenue for north bound construction traffic at all times and further discussing the opportunities provided by the potential vacation of the 4<sup>th</sup> Street right-of-way adjacent to both of our properties.

In return, ACC OP DEVELOPMENT LLC, respectfully requests your consent to accommodate a comparable temporary street closure and traffic plan for the proposed construction related activities on the property we are in contract to purchase. In addition, as referenced above, we are currently working with the City of Columbia on the vacation request of that portion of 4<sup>th</sup> Street adjacent to both of our properties. It is my understanding that Mr. Tim Crockett with Crockett Engineering provided Brandt with a request for consent from your company to move forward with these efforts. As is the case with obtaining the approvals for the attached temporary street closure and traffic plan, the 4<sup>th</sup> Street right-of-way vacation request is time sensitive as well. We would appreciate your attention to this request and the information provided to Brandt by Mr. Crockett, so that we can keep this process moving forward.

Please note that I have copied Mr. Nakhle Asmar with Ginger C, LLC on this correspondence, as his company is the owner of many of the properties we are in contract to purchase.

If you have any questions for us, or if you need anything further to process this plan with the City of Columbia, please let us know. We look forward to working with you both in coordinating construction activities on our developments and wish you the best of luck with your project.

Regards,

**CHUCK CARROLL**  
Vice President - Development



**AMERICAN CAMPUS COMMUNITIES**  
12700 Hill Country Boulevard, Suite T-200  
Austin, TX 78738  
T: 512.732.1000 | F: 512.494.0603 | C: 512.296.3597  
[americancampus.com](http://americancampus.com)

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**From:** Brandt Stiles [<mailto:bstiles@collegiatehousingpartners.com>]  
**Sent:** Monday, February 03, 2014 12:14 PM  
**To:** Chuck Carroll  
**Cc:** Tim VanMatre  
**Subject:** Road Closures

Chuck,

Good speaking with you. I have attached the letter we sent out to the neighbors as well as details on the road closures. Please let us know by responding to this email that you are agreeable to the proposed closures.

Regarding the temporary construction easement we briefly discussed, please let Tim know when you are available to discuss. I have cc'd him on this email.

Talk soon.

Brandt

**Brandt C. Stiles, Director of Development**

COLLEGIATE HOUSING  
PARTNERS

7711 Bonhomme Avenue, Suite 350  
St. Louis, MO 63105  
(o) 314-721-5559  
(c) 314-749-5979  
[www.collegiatehousingpartners.com](http://www.collegiatehousingpartners.com)  
[bstiles@collegiatehousingpartners.com](mailto:bstiles@collegiatehousingpartners.com)

## Tim VanMatre

---

**From:** Brandt Stiles <bstiles@collegiatehousingpartners.com>  
**Sent:** Thursday, February 06, 2014 4:20 PM  
**To:** Tim VanMatre  
**Subject:** Fwd: Road Closures

Sent from my iPhone  
Brandt Stiles  
Collegiate Housing Partners  
7711 Bonhomme, Suite 350  
St. Louis, MO. 63105  
314-749-5979

Begin forwarded message:

**From:** [nakhle5@mchsi.com](mailto:nakhle5@mchsi.com)  
**Date:** February 6, 2014 at 9:42:04 AM CST  
**To:** Brandt Stiles <bstiles@collegiatehousingpartners.com>  
**Cc:** Tim VanMatre <tvanmatre@collegiatehousingpartners.com>  
**Subject:** Re: Road Closures

Hi Brandt,  
Yes, of course, I agree with ACC's response to your request.  
All the best,  
Nakhle

----- Original Message -----

From: "Brandt Stiles" <bstiles@collegiatehousingpartners.com>  
To: [nakhle5@mchsi.com](mailto:nakhle5@mchsi.com)  
Cc: "Tim VanMatre" <tvanmatre@collegiatehousingpartners.com>  
Sent: Thursday, February 6, 2014 8:34:23 AM GMT -06:00 US/Canada Central  
Subject: Fwd: Road Closures

Nakhle,

Hope all is well. We received the below email from Chuck Carroll last night. Could you please review and if you are of the same opinion regarding the temporary street closures would you please respond to this email stating you are not opposed to our proposed street closures.

Thank you very much.

Brandt



Sent from my iPhone  
Brandt Stiles  
Collegiate Housing Partners  
7711 Bonhomme, Suite 350  
St. Louis, MO. 63105  
314-749-5979

Begin forwarded message:

From: Chuck Carroll <[ccarroll@americancampus.com](mailto:ccarroll@americancampus.com)>  
To: "'Brandt Stiles' (<[bstiles@collegiatehousingpartners.com](mailto:bstiles@collegiatehousingpartners.com)>)" <[bstiles@collegiatehousingpartners.com](mailto:bstiles@collegiatehousingpartners.com)>, "Tim VanMatre (<[tvanmatre@collegiatehousingpartners.com](mailto:tvanmatre@collegiatehousingpartners.com)>)" <[tvanmatre@collegiatehousingpartners.com](mailto:tvanmatre@collegiatehousingpartners.com)>  
Cc: Sam Newman <[snewman@americancampus.com](mailto:snewman@americancampus.com)>, "nakhle5@mchsi.com" <[nakhle5@mchsi.com](mailto:nakhle5@mchsi.com)>  
Subject: FW: Road Closures

Tim/Brandt - It was a pleasure speaking with you both this week, and we look forward to meeting you in person. As you are aware, our company is currently in contract to purchase the property immediately south of your subject development and the property west of your subject development across 4th Street. Pursuant to our purchase contract, we are provided by the Seller with the right to review and approve all matters as it relates to these properties we are in contract to purchase. As such, we have reviewed the attached plan and letter related to the temporary street closures and traffic plan being proposed by your company.

At this time, ACC OP DEVELOPMENT LLC, does not object to the proposed traffic plan, so long as both pedestrian and vehicular access to the various properties we are in contract to purchase is provided at ALL times. However, it is our intention to commence demolition and construction related activities on the property we are in contract to purchase, on January 1, 2015. We hereby reserve the right to revisit this temporary street closure and traffic plan, prior to commencement of our anticipated demolition and construction start, with both your company and the City of Columbia to create a revised temporary street closure and traffic plan which would accommodate the construction activities on both of our properties that will minimize any adverse conditions for our neighbors and the surrounding community. As discussed with Tim, this would include revisions such as leaving 5th Street open one-way from Turner Avenue to Conley Avenue for north bound construction traffic at all times and further discussing the opportunities provided by the potential vacation of the 4th Street right-of-way adjacent to both of our properties.

In return, ACC OP DEVELOPMENT LLC, respectfully requests your consent to accommodate a

comparable temporary street closure and traffic plan for the proposed construction related activities on the property we are in contract to purchase. In addition, as referenced above, we are currently working with the City of Columbia on the vacation request of that portion of 4th Street adjacent to both of our properties. It is my understanding that Mr. Tim Crockett with Crockett Engineering provided Brandt with a request for consent from your company to move forward with these efforts. As is the case with obtaining the approvals for the attached temporary street closure and traffic plan, the 4th Street right-of-way vacation request is time sensitive as well. We would appreciate your attention to this request and the information provided to Brandt by Mr. Crockett, so that we can keep this process moving forward.

Please note that I have copied Mr. Nakhle Asmar with Ginger C, LLC on this correspondence, as his company is the owner of many of the properties we are in contract to purchase.

If you have any questions for us, or if you need anything further to process this plan with the City of Columbia, please let us know. We look forward to working with you both in coordinating construction activities on our developments and wish you the best of luck with your project.

Regards,

CHUCK CARROLL  
Vice President - Development

AMERICAN CAMPUS COMMUNITIES  
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Austin, TX 78738  
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From: Brandt Stiles [ <mailto:bstiles@collegiatehousingpartners.com> ]  
Sent: Monday, February 03, 2014 12:14 PM  
To: Chuck Carroll  
Cc: Tim VanMatre  
Subject: Road Closures

Chuck,

Good speaking with you. I have attached the letter we sent out to the neighbors as well as details on the road closures. Please let us know by responding to this email that you are agreeable to the proposed closures.

Regarding the temporary construction easement we briefly discussed, please let Tim know when you are available to discuss. I have cc'd him on this email.

Talk soon.

Brandt

Brandt C. Stiles, Director of Development

[cid:image001.jpg@01CF20D9.767B0700]

7711 Bonhomme Avenue, Suite 350

St. Louis, MO 63105

(o) 314-721-5559

(c) 314-749-5979

[www.collegiatehousingpartners.com](http://www.collegiatehousingpartners.com) < <http://www.collegiatehousingpartners.com/> >

[bstiles@collegiatehousingpartners.com](mailto:bstiles@collegiatehousingpartners.com) < <mailto:bstiles@collegiatehousingpartners.com> >



## Tim VanMatre

---

**From:** Brandt Stiles <bstiles@collegiatehousingpartners.com>  
**Sent:** Thursday, January 23, 2014 2:25 PM  
**To:** Tim VanMatre  
**Subject:** FW: Conley Ave

We should submit this email as support from Ross.

---

**From:** Ross Peterson [<mailto:ross@wrightappraisals.org>]  
**Sent:** Thursday, January 23, 2014 1:55 PM  
**To:** 'Brandt Stiles'  
**Subject:** RE: Conley Ave

Thanks for clarifying

And yes, I am not opposed to the plan.

-----Original Message-----

**From:** Brandt Stiles [<mailto:bstiles@collegiatehousingpartners.com>]  
**Sent:** Thursday, January 23, 2014 1:12 PM  
**To:** Ross Peterson  
**Subject:** Re: Conley Ave

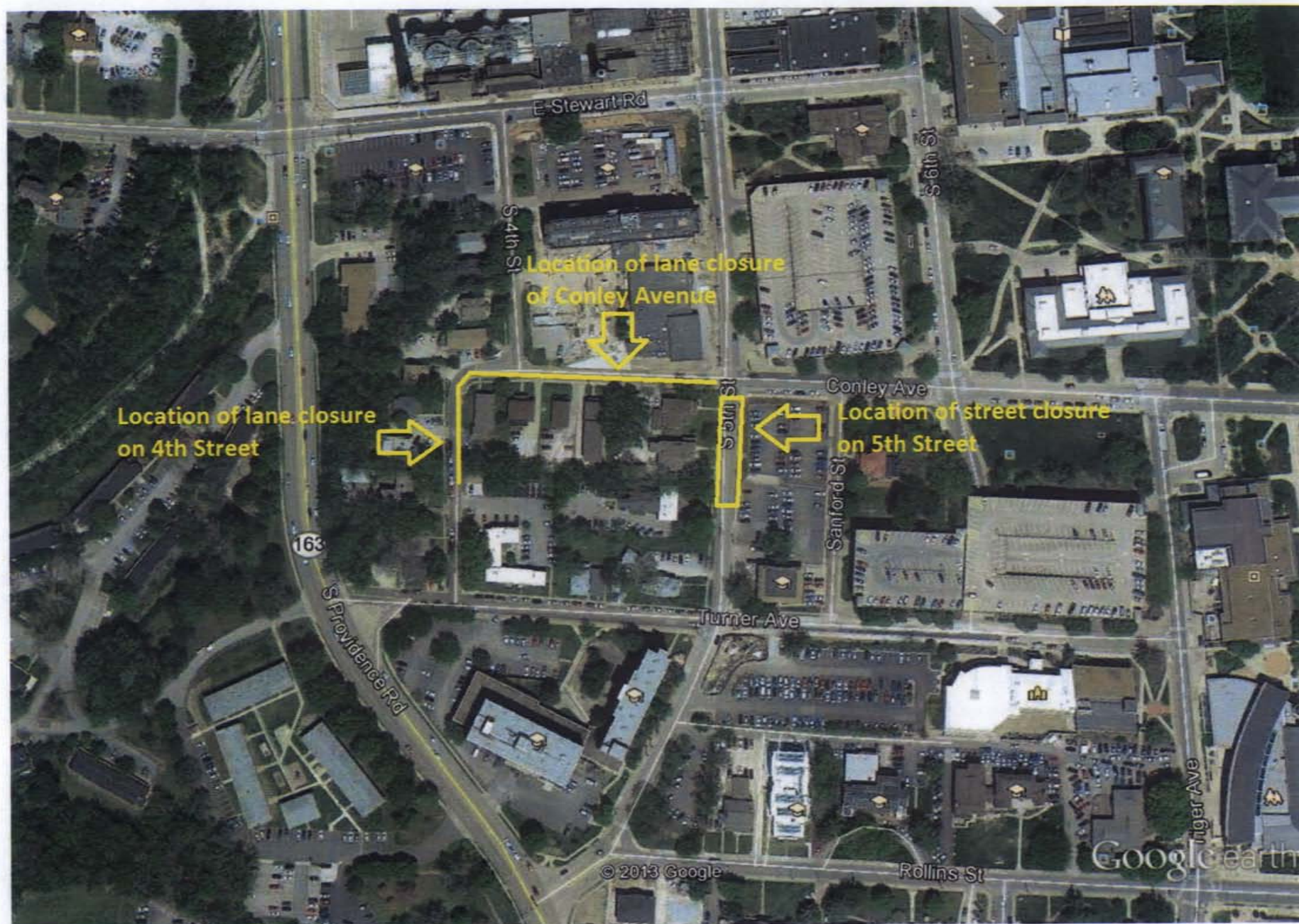
Ross, sorry for the confusion. We will not be shutting the street down completely. It will be one way during construction so there will be no issues accessing the houses on the west of 4th street.

Based on the clarification above, would you please confirm you are not opposed to the closure?

Thanks,  
Brandt  
Sent from my iPhone  
Brandt Stiles  
Collegiate Housing Partners  
7711 Bonhomme, Suite 350  
St. Louis, MO. 63105  
314-749-5979

On Jan 23, 2014, at 10:00 AM, Ross Peterson <[ross@wrightappraisals.org](mailto:ross@wrightappraisals.org)> wrote:

Recd your letter. It states CHP is requesting closure along 4<sup>th</sup> St  
It then goes on to state that 4<sup>th</sup> St will be converted to one-way. I have no issue with the one-way proposal. I do have issue with 4<sup>th</sup> St being closed.  
My concern is that our leases grant our tenants use of parking if 4<sup>th</sup> St is closed, they cant park in their own driveway theyll want satisfaction.  
Or, am I reading your letter wrong and 4<sup>th</sup> St is to remain open, just converted to one-way?  
Please advise.  
Ross Peterson  
603 S 4<sup>th</sup> St



Google earth

feet  
meters





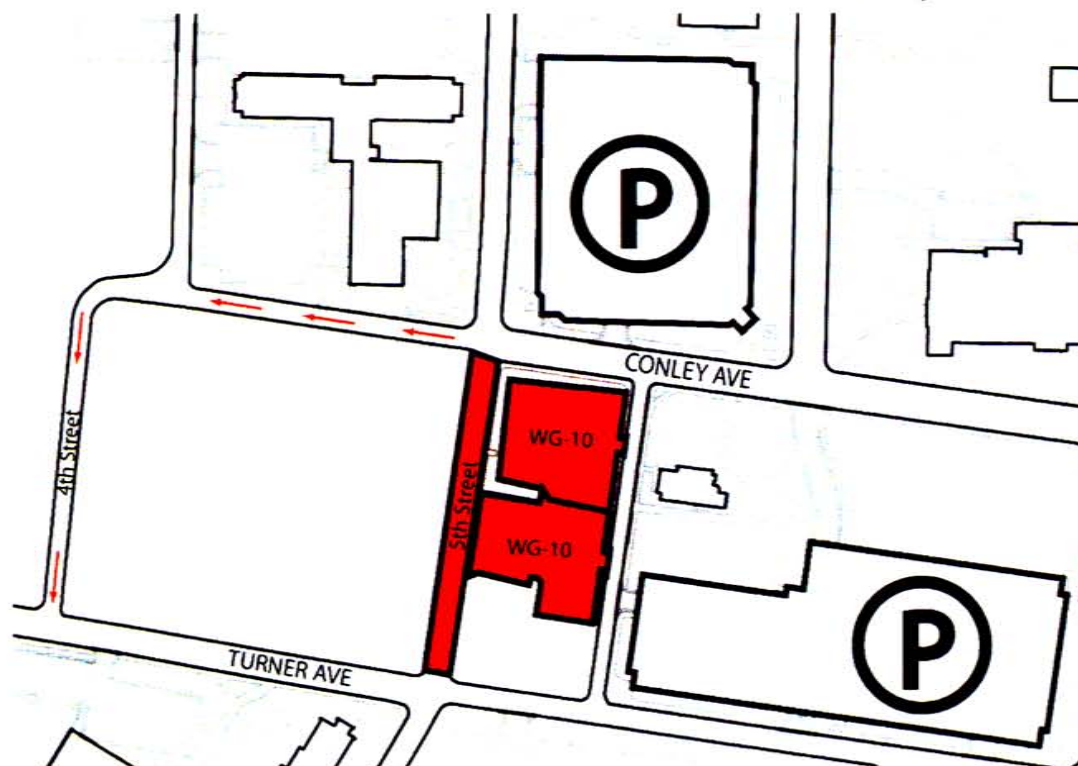


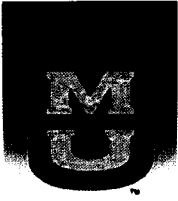




# Collegiate Housing Partners Construction Requests

1. Lease MU parking lot WG-10 from May 2014 through May 2015
2. Partially close Fifth Street between Conley and Turner Avenues starting early February 2014 and running through July 2015
3. Convert Conley Avenue to westbound traffic only
4. Convert Fourth Street to southbound traffic only





# MU Conditions

1. Fifth Street must have one southbound lane open from 3 to 6 p.m., Monday through Friday.
2. Fifth Street must have both northbound and southbound lanes open during the day of home football games, move-in or move-out days and other special events.
3. If construction is proposed along Providence Road by MODOT or the city (lane closures and or total closure), Fifth Street must have both northbound and southbound lanes open from 6 a.m. to 8 p.m. daily during the duration of the proposed Providence Road closures.
4. \$6,000/month lease rate for WG-10 lots
5. WG-10 lot to be restored to new condition as described on next slide.



# WG-10 Restoration Requirements

The restoration of lot WG10 shall include the removal and replacement of the existing asphalt pavement. A University of Missouri representative must approve all stages of the parking lot restoration work. In addition, an independent testing agency will conduct required material testing and construction observation. The existing asphalt pavement must be removed to the pavement subgrade. The subgrade must be proof rolled by a loaded 20-ton tandem dump truck. All soft spots and large rocks must be removed and filled with aggregate material. The subgrade should be re-compacted and proof rolled until no depressions exceeding 1 inch occur. The replacement pavement section should include 6 inches of compacted MoDOT Type 5 aggregate base (compacted to 95 percent maximum dry density) and 3-inch BP-1 (per MoDOT 401.2 through 401.13.1) surface course. The new pavement surface shall be installed to ensure positive lot drainage. The existing pavement striping, meters and parking blocks shall be reinstalled to match the current lot condition. Pavement striping paint shall be chlorinated rubber conforming to TT-P-115.